

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on December 9, 2010 at 5:30PM in the County Meeting room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Ray Olsen Walter Lee
Bob Edwards Sandy Lutz
Theresa Mavity Pam Wickkiser

COMMISSIONERS ABSENT

Giovette Cassinelli

STAFF PRESENT

Betty Lawrence Dana Toth

LEGAL COUNSEL

None Present

PUBLIC PRESENT

Lewis W. Trout Michael Hynek Lisa Dayton
Casey M. Jones David R. Craig Joe Gougl
P. Tindall Michael P. Liberatore Arloa Woolford
J. Patrick Gray

Bob called the meeting to order at 5:30PM. Bob asked if there were any corrections or concerns with the November 18, 2010 minutes. There were none; Bob asked for a motion. Ray motioned to approve the Humboldt County Regional Planning Commission minutes of November 18, 2010; second by Pam. Motion passed unanimously. Bob asked if there were any requests for postponements of the agenda items. Betty reported there were no postponements.

II. CONSENT AGENDA-Action

Bob read the consent agenda procedure and asked if any board member wished to pull an item down. There were none. Bob asked the public if anyone wished to pull an item down. There were none. Bob read the following agenda items:

- A. An extension request for **PH-09-05**—A parcel map application submitted by Desert Mountain Surveying on behalf of John and Jhona Bell to divide property located along the west boundary of Highway 8B in Paradise Valley into 4 parcels; assessor's parcel #04-342-01, 04-531-23, & 04-531-24.
- B. An extension request for **PH-09-06**—A subsequent parcel map application submitted by Desert Mountain Surveying on behalf of John and Jhona Bell to divide property located along the west boundary of Highway 8B in Paradise Valley into 4 lots; assessor's parcel #04-342-01, 04-531-23 & a .46 acre portion of 04-531-24.

Bob asked for a motion. Ray motioned to approve item "A" PH-09-05 and item "B" PH-09-06 per staff recommendation; second by Theresa. Motion passed unanimously.

III. PUBLIC HEARING—Discussion & Action

Bob read the following agenda item:

- A. **SP-10-04** A site plan review application submitted by Casey M. Jones Architect, Ltd. on behalf of Nevada Rural Housing, Inc. to construct Phase I of a senior apartment project. Phase I is to include a 4,287.50 sq. ft. senior apartment structure on a portion of a 2.12 acre lot located on Minor Street; assessor's parcel #016-171-06.

Bob asked the board if there were any comments or questions for staff. There were none. Bob asked if there was a representative of the applicant present. It was noted that the correct square footage of the proposed apartment building is actually 35,344. Casey Jones, architect for the project, came to the table. (5:36:49) Bob asked the board if there were any questions for Jones. Ray addressed the Building Department concerns regarding emergency vehicle access. He felt there was proper access utilizing the Senior Center property so long as there is an agreement in place. Jones produced a letter from the Senior Center agreeing to allow usage of their parcel for access to the proposed apartments. Jones stated that as plans are finished up a map showing the easement will be completed. Joseph Gougl, vice chair of the Senior Citizens Center of Winnemucca, approached the table. There was discussion regarding the easement. Ray asked if there would be sufficient parking. Jones explained there is adequate parking for Phase I and produced a map for the board. He noted that there are plans for the Senior Center to expand in the future and additional parking for the expansion could be placed on the north side of their lot. Jones explained the requested approval at this time is for Phase I, that Phase II would be in the future as would be the Senior Center expansion as a separate project. Bob requested that in the future when doing a multi phase project it is suggested to show the different phases all on one map utilizing color coding or some sort of designation. Jones stated he could do that. Ray clarified that Phase II will come before the board at a later time. Jones agreed. Gougl noted that there are already seniors at the Senior Center planning on moving into the apartments upon completion of Phase I. Jones noted the proposed access has been reviewed by the Fire Department and they are OK with it; that the apartment complex will have fire sprinklers. Jones addressed the water pressure increase by looping. Bob asked if there were any further questions. There were none. Bob asked if there were any members of the public that wanted to make comments. Lewis Trout approached the table. He asked exactly how many apartments are proposed. He questioned whether the Humboldt Development Authority (HDA) had taken any formal position in support of the project and whether or not any of the HDA's concerns they may have initially had have been satisfied. Trout then commended Jones for his work with the Senior Center. Mike Liberatore approached the table. He explained that he owns and lives in a house located in Railroad Subdivision which lies 6'-10' below Minor Street. He noted his concern is what effect this project is going to have on property values in his neighborhood. Liberatore stated he wouldn't be so concerned with a 1-story building, but that a 3-story building and possibly a second 3-story building in the future could be built in a better location in the city. Betty stated she had a print up showing the location of the subject property in conjunction with the location of Railroad Subdivision. Bob asked Mr. Gray if the HDA had any position on the project. Patrick Gray of the HDA stated that they have been involved in the project from the beginning, and that they (the HDA) have a memorandum of understanding with

Nevada Rural Housing to move the project along. Gray reported meeting with them to discuss the project through the various phases. He explained that though the HDA had not yet had the opportunity to review the plans, they have been working closely with them (Nevada Rural Housing) in support of the project. Ray asked if the buildings would be three stories and each contain 10 units per floor. Jones confirmed the information. Ray asked how many would be 2 bedroom units. Jones reported there would be 6 units with 2 bedrooms and 24 with 1 bedroom. Patricia Tindall, Director of the Senior Center, came to the table. Tindall commented on the excitement the seniors show towards the project and its location in accordance with the senior center. Bob asked for further public comments. There were none. Bob asked the board for more questions. Ray felt it looked like a good project. Pam asked if they had to wait for the project to be reviewed by the HDA. Bob replied they didn't. Bob asked for the board's opinion. Sandy motioned to approve SP-10-04; second by Ray. Motion passed unanimously.

IV. PUBLIC COMMENTARY

Bob read the public commentary guidelines and asked if anyone present wished to address the board. Lewis Trout returned to the table. Trout asked whether or not the RPC meets with other appointed boards on a regular basis, specifically the Airport Board. Bob replied that there have been no exchanges of invitations. Ray reported meeting with the Airport Board in the past when issues arose concerning the airport. Bob explained that the County Commissioners hold a retreat every January or February and a couple of board members try to attend. Trout asked if the Chairperson of the Airport Board could request a joint meeting with the RPC, should they decide it would be helpful. Bob agreed adding that there would have to be an agenda posted. Ray noted there being airport concerns relating to a current application. He felt it would be a good idea to get together to discuss the issues regarding the airport. Trout asked Ray if he felt the boards should meet before the next regular RPC meeting. Ray did not feel it was necessary. Trout asked if someone from the Airport Board should be present at the January RPC meeting to discuss the issue. Bob explained that a representative of the Airport Board could attend the meeting, however if too many Airport Board members attend the RPC meeting the Airport Board would have to create an agenda as well.

Bob then introduced Lewis Trout as the next RPC board member.

V. COMMISSION/STAFF/LEGAL COMMENTS/COMMITTEE REPORTS

Betty reported that there had been no correspondence from the DA's Office regarding the airport ordinance; that the Stitser application will likely be postponed again in January. Ray asked if he had done anything else regarding the proposed project. Betty stated he hadn't. There was discussion regarding further postponement of the application and notification.

A. Election of RPC Chairman to replace current Chairman in January 2011.

Ray recommended an advancement of the board members. Bob asked if it was a motion. Ray nominated Pam Wickkiser as Chair of the Planning Commission; second by Sandy. Motion carried unanimously. Bob asked for a motion for a Vice Chair. Sandy motioned for Giovette Cassinelli to be Vice Chair; second by Ray. Motion carried unanimously. Bob

asked for nominations for the clerk position. Sandy motioned to nominate Theresa Mavity for Clerk; second by Pam. Motion carried unanimously.

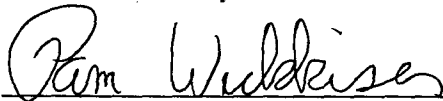
B. Update on status of fees.

Betty reported that we are waiting to take the fee changes to the County Commissioners until January as there has not been any legal counsel available to discuss the process of repeal and approval.

VI. CORRESPONDENCE/BUDGET/PERSONNEL-Discussion & Action

Bob asked for further budget or correspondence issues. There were none. Bob then thanked everyone and noted it was a pleasure to have served on the board.

Bob asked for any other business. He then adjourned the meeting at 6:07 PM until 5:30 PM January 13, 2011.



Pam Wickkiser, Chair

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